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company finances a regular transaction and a homeowner sells property and it goes to a new homeowner, the transfer tax, of course, always applies in that situation. But there are a few situations where the new owner is unable, for example, to make payments on the deed of trust. And when the new owner can't make payments, and through the mechanisms of the law, the property is transferred back to the financier, to the bank or to the mortgage lender, the mortgage lender, in turn then, must get rid of the property and transfer it to a new buyer. Most of you would logically think that that process of reclaiming the property by the bank and transferring it to the seller should have just one transfer tax. But in law right now, it has two because the Department of Revenue has said that one tax...it is taxed when it is taken from the owner who could not pay the deed of trust, make the payments on the deed of trust, and taken back by the bank or the finance company, that a transfer tax applies in that situation. And so what this bill does is to do what everybody thought was intended and that is that the transfer tax would not be paid at that time but would be paid then when the bank transferred it to a new owner, so that the transfer tax was paid just once, not twice, in the transfer of the property from the old resident to the new resident. And that particular way of handling things is consistent with the way that this exemption statute works. For example, you might want to look at subsection (3) that refers to deeds that secure or release a debt or other obligation. That's exempted currently, but a use of a deed of trust didn't quite fit that definition. Deeds executed pursuant to court decrees, a mortgage foreclosure, if you'd happen to use a mortgage or tax deeds, where there's been a tax foreclosure and temporarily the government takes the property back. Those are all exempt. And so what this does is to simply apply the law consistently with all of those other foreclosure kinds of situations where the one who is getting the property is not going to be using the property but has by law necessarily to transfer it again then in a very short period of time to somebody who is, in fact, going to live in the property, for example, with a residence. There's also a provision that currently exempt deeds, transferring property from a trustee to a beneficiary of a trust. And that, in fact, was the one that most of the industry thought exempted them in this situation, because a deed of trust does, in fact, have a trustee, and does